

TO LET

**FLEXIBLE USE UNITS AVAILABLE
312 SQ FT - 875 SQ FT**

Units 1a and 2, The Old Bakery, Reigate, RH2 7LB



Summary

Available Size	312 to 875 sq ft
Rent	Unit 1a - £6,000 per annum exclusive. Unit 2 - £12,250 per annum exclusive.
EPC Rating	Upon enquiry

Location

The Old Bakery fronts South Road in Reigate, a well established Surrey commuter town, 19 miles south of central London. South Road links to the A217 via Lesbourne Road, which leads to the centre of Reigate. Reigate is an established retail and leisure destination which provides a highly attractive environment for both business and customers, it is regarded as one of Surrey's most desirable locations.

Description

The Old Bakery offers a range of versatile commercial units, available individually or in combination, to suit a variety of occupiers.

Unit 1a - Currently arranged as three separate areas, this unit can easily be adapted to provide an open-plan layout if required. Benefitting from central heating, spotlights and recent decoration, this unit offers a bright and inviting space, ideal for a start up business.

Unit 2 - A flexible use unit suitable for workshop or storage purposes. The accommodation comprises two interconnecting rooms, one accessed via a double wooden door to the front and the other via a pedestrian door. The unit benefits from a shared parking/loading area, a concrete floor, LED strip lighting and two dedicated parking spaces.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Unit 1a	312	28.99
Unit 2	563	52.30
Total	875	81.29

Business Rates

Unit 1a has a rateable value of £5,500, with a UBR of 49.9p in £. 100% small business rates relief is available subject to the tenants status.

Unit 2 has a rateable value of £10,250 with a UBR of 49.9p in £. Small business rates relief is available subject to the tenants status.

VAT

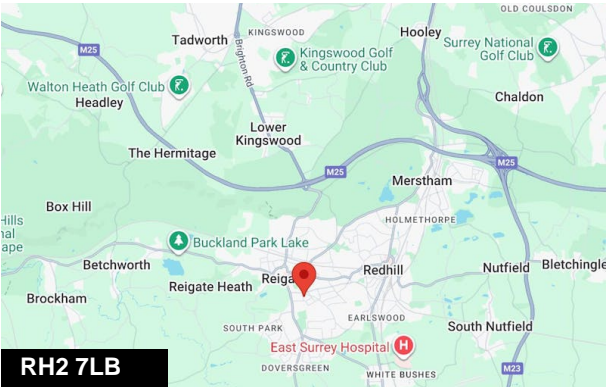
VAT may be applicable on the terms quoted.

Lease

A new lease is available on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



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